

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JANUARY 12, 2012
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Peggy Page, Steve Thoms, Harry Griff, PJ McGovern, Kevin Reimer, Cynthia Burke, Jodi Coleman-Niernberg, Les Miller

ABSENT: Bennett Boeschstein

STAFF: Harry Weiss, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart, John Shaver

CALL TO ORDER: Peggy called the meeting to order at 7:32 am

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the November 30th special meeting; Cynthia seconded; minutes were approved. Harry made a motion to approve the minutes of the December 22nd regular meeting; Les seconded; minutes were approved.

EXECUTIVE DIRECTOR REPORT: Harry has looked at a couple of spaces to lease. The alternative is to look for a piece of strategic property to purchase. He also looked at the Mavco building on Colorado Avenue. It is surrounded by parking lots owned by Wells Fargo. There was discussion of the needs of the office and the DDA's mission. Steve would like to meet with PJ, Harry G. and Harry W. and report back to board.

The Art on the Corner committee will convene to assess the program. The Art and Jazz Festival is on track. The music committee will meet next Tuesday, January 17th, at 8:30 am to determine which musicians will perform. The artist applications are arriving in the mail every day.

Harry met with Tom Ziola regarding the DDA and City Parks Department services along Main Street. We explored the subject of year-round lighting. There are many concerns with the type of lights that are provided currently. We will look into alternative lighting for year-round use. Harry G. mentioned that anyone outside of the "shopping park", like Enstrom Candies on 7th Street, does not get snow removal even though they are located within the BID. There was discussion of the BID and the TIF and their separate missions.

There was a meeting of the DTA sub-committee for Downtown branding and marketing ideas. Harry W. will keep the DDA board informed of updates.

Harry W. will meet this Friday with the Business Incubator regarding their Downtown initiative.

The Avalon Theatre tech team will have its first meeting this Friday. Harry W. will track his time spent on this project.

Governor Hickenlooper announced the formation of a Colorado Innovation Network spearheaded by Tami Door, CEO of the Downtown Denver Partnership. Eight communities were asked for their input

regarding city centers and economic development. The Governor has asked for two representatives from each community; a member of the public sector and a member of a non-profit agency that is involved with economic/business development. It was decided that Jon Maraschin of the Business Incubator and Harry Weiss of the Downtown Development Authority, would be the best to represent Grand Junction. There are lots of meetings during the next few months in Denver. It is a great networking source for the DDA. The Board gave its consensus endorsement of our participation in this initiative and approval of the necessary time commitment by Harry w. to the project.

SALE & LEASE OF 560 COLORADO: The purchase contract is contingent upon a satisfactory lease of the parking lot. We need to ratify the proposed lease. Steve made a motion to delegate the negotiations to the Real Estate committee (PJ and Steve) for approval; Harry seconded

AVALON THEATRE CHARETTE: Debbie Kovalik and Theron LaFountain presented the re-phasing of the Avalon project to the Avalon Foundation capital campaign cabinet. They were supportive of the new direction. Chamberlin Architects offered to be a resource for the DDA as the project scope is redefined. However, this might result in a conflict if Chamberlin sought to bid on the City's RFP. The DDA needs to decide what needs to be included in the first phase. Harry W. will arrange a workshop with the sub-committee.

DOWNTOWN UPLIFT APWA AWARD: The Downtown Uplift has been recognized by the American Public Works Association, Colorado Chapter, for its communication component. Trent Prall gave kudos to Kathy Dirks for being the organizer of the communication process. She is traveling with Trent to the Front Range to receive the award on January 23rd. Kathy emphasized that she couldn't have done it without so many others

GVT/GREYHOUND BUS STATION: There is growing neighborhood opposition to the GVT plan to co-locate the Greyhound bus terminal with GVT's new hub near Mesa Mall. There was discussion of the political and economic aspects of the project.

REQUEST FOR WTC ARTIFACT: The 911 memorial, "Remember" by Pat Olson, contains a fragment of steel from the World Trade Center. The Commission on Arts & Culture would like to remove the fragment and commission a new sculpture. After doing some research, Harry W. found that we don't have the right to destroy an artist's piece of art, but in this case, the fragment and the work of art do not appear to be an integrated art work. There was discussion of artistic liability. Rich suggested holding off on art work for the safety building until we find out where the request came from.

OTHER: Peggy asked if GVT is still planning to move the Main Street routes to Ute Avenue.

ADJOURN: Steve made a motion to adjourn; Cynthia seconded; the board adjourned at 9:05 am